



**TOWN OF FISHKILL**  
**Offices of Municipal Development**  
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**PLANNING BOARD MEETING AGENDA FOR DECEMBER 8, 2005**

The Planning Board Meeting will be held on Thursday, December 8, 2005 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

**REQUEST FOR EXTENSION:**

1. **Lilac Corporation - Subdivision** - Applicant to request a ninety (90) day extension of the Resolution of Preliminary Approval that shall expire on December 20, 2005.

**NEW SUBMITTALS:**

1. **Home Depot - Amended Site Development Plan** - Applicant with the permission of J.W. Mays, the owner, seeks to amend the existing Site Development Plan approval for the construction of a sidewalk and landscaping abutting the adjacent building to the north. The parcel for this proposal is located on Route 9 in the Dutchess Mall, in the PSC (Planning Shopping Center) Zoning District and consists of 58.82 acres. Refer application to the Town Engineer, Town Director of Municipal Development, Town Building Department, Town Planning Consultant, Dutchess County Department of Planning and the Rombout Fire District.
2. **Lands of Kenneth W. Davies, Jr. - Subdivision** - Applicant seeks approval to subdivide a parcel totaling 5.04 acres into two (2) lots. Approximately 5.01 acres lies within the Town of Fishkill and approximately 0.03 acres lies within the Town of East Fishkill. Lot 1 will consist of 1.03 acres and Lot 2 will consist of 4.01 acres. The property for this proposal is located at 330 Carey Road, in the R-40 and R-4A Zoning Districts. Refer application to the Town Engineer, Town Director of Municipal Development, Town Highway Superintendent, Town Planning Consultant, Dutchess County Department of Health, Town of East Fishkill Planning Department and the Rombout Fire District.
3. **Fishkill Commons at Westage - Site Development Plan** - Applicant seeks Site Development Plan approval to construct a senior residential development consisting of 89 one-bedroom units and 91 two-bedroom units, a 1,750 S.F. community building and associated parking. The applicant is also seeking waivers for front yard and side yard setbacks from internal property lines and for the proposed building heights. The parcel for this proposal is located on Westage Business Center Drive, in the PSC (Planned Shopping Center) Zoning District, consists of 24.13 acres and is currently the subject of a Rezoning Application by the Town Board. Refer application to the Town Engineer, Town Director of Municipal Development, Town Affordable Housing Director, Town Planning Consultant, Dutchess County Department of Planning & Development, and the Rombout Fire District.

**NEW SUBMITTALS:** (continued)

4. **Fishkill Commons at Westage - Two (2) Lot Subdivision** - Applicant seeks approval to subdivide a parcel totaling 24.13 acres into two (2) parcels; this application is submitted in conjunction with the Fishkill Commons at Westage Site Development Plan application. Parcel 1 will consist of 22.61 acres for the construction of a senior residential development and Parcel 2 will consist of 1.52 acres for the future construction of an office building. The parcel for this proposal is located on Westage Business Center Drive, in the PSC (Planned Shopping Center) Zoning District, consists of 24.13 acres and is currently the subject of a Rezoning Application by the Town Board. Refer application to Town Engineer, Town Director of Municipal Development, Town Affordable Housing Director, Town Planning Consultant, Dutchess County Department of Planning & Development, and the Rombout Fire District.
5. **Merritt Park Condominiums - Resubdivision and Subdivision** - Applicant seeks approval for the correction of Parcel 1, Filed Map No. 11813A boundary and resubdivision of former Parcel 1 = 101.917 acres as expanded and Lot 3 = 20.654 acres into new Lot 1 = 33.357 acres for transfer to the Wappinger Central School District and Lot 2 = 51.092 acres to consolidate the Merritt Park Condominiums site, and Parcel A and Parcel B of 23.198 acres respectively for consolidation and merger with the Lands of MBM Company Inc. The parcels for this proposal are located on the south side of Merritt Boulevard at NYS Route 52, in the RMF-5 and R-4A Zoning Districts. Refer application to Town Engineer, Town Director of Municipal Development, Town Planning Consultant, Dutchess County Department of Planning & Development, and the Rombout Fire District.

**PUBLIC HEARINGS:**

1. At 7:30 p.m. or as soon thereafter as possible - **Oasis Ministries - Amended Special Use Permit & Site Development Plan** - Applicant seeks approval to amend the existing Special Use Permit Approval to raise the first floor elevation of the church building and surrounding area one foot (to match the first floor of the school) and to change the stormwater treatment to comply with the current NYSDEC regulations. The parcels for this proposal are located on Snook Road, in the R-40 Zoning District and consist of 47.771 acres. The Applicant's request for Preliminary Site Development Plan Approval will also be considered at this time.
2. At 7:30 p.m. or as soon thereafter as possible - **Healey Chrysler/Plymouth/Dodge/Jeep/Eagle, LLC - Amended Site Development Plan** - Applicant seeks to amend the existing Site Development Plan approval to pave the existing gravel inventory parking area at the south end of the property. Subsequent proposed phases shall include a site rezoning before the Town Board, site drainage improvements, site lighting improvements and accessory building construction, these phases shall require separate reviews and public hearings by the respective Boards. The project site consists of two (2) parcels that are located at 557 Route 52, in the R-15 and GB (General Business) Zoning District and consist of 6.67 acres and 0.58 acres.

**PUBLIC HEARINGS:** (continued)

3. At 7:30 p.m. or as soon thereafter as possible - **Rainbow Ridge Pet Cemetery and Crematory - Special Use Permit and Site Development Plan** - Applicant seeks Special Use Permit approval to expand/convert a portion of an existing residential building into a handicap accessible office/viewing chapel, to demolish the existing shed and to construct a 784 S.F. crematory building. Other site improvements shall include areas dedicated to the burial of deceased pets, a designated parking area and landscaping improvements. The proposed development shall be constructed in two (2) phases. Phase 1 shall include the demolition of the existing shed, the construction of the crematory building, addition of the parking area and regarding the driveway. Phase 2 shall include the renovation of the existing building and landscaping improvements. The parcel for this proposal is located 149 Old Route 9, in the GB (General Business) and R-15 Zoning Districts and consists of 5.94 ± acres. The Applicant's request for Preliminary Site Plan Approval will also be considered at this time.
4. At 7:30 p.m. or as soon thereafter as possible - **Mid Hudson Medical Group, P.C. - Site Development Plan** - Applicant seeks Preliminary Site Development Plan approval to construct a 54,000 S.F. medical office facility with 308 parking spaces, associated landscaping, drainage in accordance with NYSDEC stormwater guidelines and site lighting. The parcel for this proposal is located at 600 Westage Business Center Drive, in the PSC (Planning Shopping Center) Zoning District. A public hearing on the application for Subdivision Approval of the 9.06 acre project is forthcoming in accordance with the respective PSC (Planned Shopping Center) zoning regulations, proposing a two (2) lot subdivision of 5.00 acres for the medical office facility and 4.06 acres for a future commercial proposal.

**REVIEWS:**

1. **Lands of Hold - Subdivision** - Board to accept Lead Agency status and continuation of project review.
2. **Merritt Park Condominiums - Site Development Plan** - Board to accept Lead Agency status and continuation of project review.
3. **Quality Inn Hotel - Special Use Permit & Site Development Plan** - continuation of project review and Board to review Resolution of Approval Special Use Permit & Preliminary & Final Approval - Site Development Plan.
4. **Hasbrouck Place - Site Development Plan** - Applicant's representative to discuss project status.
5. **Oasis Ministries - Amended Special Use Permit & Site Development Plan** - project review.
6. **Healey Chrysler/Plymouth/Dodge/Jeep/Eagle, LLC - Amended Site Development Plan** - project review.
7. **Rainbow Ridge Pet Cemetery & Crematory - Special Use Permit and Site Development Plan** - project review.

**REVIEWS:** (continued)

8. **Mid Hudson Medical Group, P.C. - Site Development Plan** - continuation of project review.
9. **Westage Lot 5 Hotels - Site Development Plan** - continuation of project review.
10. **ZBA Referral - ZB05-020 - 115 Mountainview Road** - Applicant requests a 31.7' variance creating a 18.3' rear yard setback where 50' is the minimum allowed and a variance from the requirements of the Town of Fishkill Town Code Chapter 150-21 A. "All lots or open lands under water or subject to flooding shall be subject to the requirements for flood-prone areas as provided in Article X of this chapter." and 150-21 B. "In addition, no more than 10% of the minimum area requirement of a lot may be fulfilled by land which is under water or subject to periodic flooding. All minimum front, side and rear yard requirements must be satisfied by measurement on dry land."
11. Board to approve November 10, 2005 Planning Board Meeting Minutes.